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June 23, 1994

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND MARISA LAGO, DIRECTOR

FROM: THOMAS J. O'MALLEY, ASSISTANT DIRECTOR FOR NEIGHBORHOOD HOUSING AND DEVELOPMENT
ANTONIO J. TORRES, DEPUTY DIRECTOR

SUBJECT: LEWIS MALL APARTMENTS, INC. FINAL DESIGNATION - SUMNER STREET NEIGHBORHOOD DEVELOPMENT PROJECT PROGRAM NO. MASS A-3: PARCEL 2A

SUMMARY: This memorandum requests the Final Designation of Lewis Mall Apartments, Inc. of 72 Marginal Street, East Boston, as the redeveloper of Parcel 2A for the purpose of developing affordable elderly housing consisting of 47 units.

SITE DESCRIPTION

Parcel 2A consists of approximately 14,357 square feet of vacant land in the Sumner Street Neighborhood Development Project No. Mass. A-3. It is bounded by Lewis Mall, Sumner Street, Bremen Street, and Heritage Apartments in the East Boston neighborhood. The site is bounded by multifamily uses, in particular housing for the elderly, commercial uses, and is across the street from Maverick Square, a major neighborhood business district and transportation center.

DEVELOPMENT PROCESS

In compliance with M.G.L. Chapter 30B, governing the disposition of publicly-owned property, the BRA authorized the advertisement of a Request for Proposals (RFP) for the sale of Parcel 2A as elderly housing. Only one proposal, submitted by Lewis Mall Apartments, Inc., was received for the development of Parcel 2A. The BRA granted tentative designation to Lewis Mall Apartments, Inc. on August 19, 1992, and recommended the necessary zoning variances to build this project on July 7, 1993. The Board of Appeal approved the zoning variances on August 24, 1993.

DEVELOPMENT TEAM

The development team is comprised of the following: Lewis Mall Apartments, Inc., a joint venture of the East Boston Community Development Corporation (EBCDC) and the East Boston Neighborhood Health Center (EBNHC), as the developer. The agencies that have agreed to collaborate in this development effort are EBNHC, a sponsor and proposed provider of health and day care services for the elderly; EBCDC a sponsor and proposed property manager, North Suffolk Mental Health Association (NSMHA), the housing consultant. The architect, Michael A. Interbartolo Jr., AIA, has considerable experience in the design and development of special use facilities. Mr. Interbartolo has provided design services for both the developer and housing consultant in the past.

The EBNHC recognized a need for supportive housing for the frail elderly of East Boston in the early 1980s. In 1986, the EBNHC and EBCDC developed the Lyman School into 45 housing units for the frail elderly in East Boston. The housing consultant, NSMHA, has over ten years of experience in developing U.S. Department of Housing and Urban Development (HUD) multi-family housing under the Section 202 Program.

PROPOSED PROJECT

The project will contain 47 low-income frail elderly housing units. The housing units will vary in size from 395 to 415 square feet. All units are designed with full baths, nearly half of which will be handicapped accessible, and kitchenettes. The proposed development will be designed as to respect the existing structures along Lewis Mall.

The proposed elderly building will provide space for on-site services and activities, including an Adult Day Care, social services room, medical examination room, arts and crafts area. The residents who will live in this building will be independent and cook their own meals. BRA staff has reviewed and approved the working drawings and specifications for this project. The Boston Fair Housing Commission has approved the Affirmative Housing Marketing Plan for this development.

FINANCING

The total development cost for this project is approximately $4 million. Lewis Mall Apartments, Inc. was awarded a grant from HUD's Section 202 Program to build this project. The land acquisition price is $75,000, to be paid to the Authority at the time of the HUD Section 202 closing. As a precondition to delivery of the deed, the Land Disposition Agreement will require a HUD closing within ninety (90) days. Extensions may be granted only at the Director's discretion.

NEIGHBORHOOD PLANNING

The proposed project will complement other developments and improvements in East Boston. The project is consistent with the goals and objectives of development guidelines for this neighborhood. Also, although this parcel is in a waterfront residential subdistrict, it is not within the jurisdictional boundaries of Chapter 91 or in conflict with Harbor Park goals and objectives.

The five zoning variances required for this project were minimal or technical variances, and were appropriate because they do not adversely impact the neighborhood. The project is located in a mixed-use district, including two large elderly developments (Heritage Apartments and the Woodbury Building), and many commercial uses around Maverick Square in East Boston.

The proposed height of the building is 48 feet. However, the proposed building is compatible with the Woodbury Building which is located across from Lewis Mall, and on Maverick Square there are other buildings with comparable heights or higher. Both of these factors mitigate the visual impacts of this multifamily building in the waterfront residential district. The site is located in a zoning district which allows a floor area ratio FAR of 1.0; the FAR for this project is approximately 2.38.

The need for open space is mitigated by the provision of landscaped grounds, and proximity to Lewis Mall and the waterfront. The presence of the nearby LoPresti Park provides added open space. Moreover, the location of the building offer vistas of the downtown skyline from many of the units. The zoning variance necessary because of insufficient lot area for additional dwelling units was reasonable for the proposed building.

TRANSPORTATION

The developer has met with the Boston Transportation Department and secured approval of a Transportation Access Plan. The parking requirements for low income elderly developments is .2 spaces per unit. The proposed 8 parking spaces falls below the zoning code requirements for an elderly building. However, the project is targeted to frail elderly households, a population which relies on transportation services rather than individual automobiles. The developer will provide information about transportation services available to its elderly residents. Also, the development is accessible by public transportation, and within walking distance to various neighborhood business uses. The zoning variance necessary for insufficient parking was reasonable for the Lewis Mall Apartments.

COMMUNITY REVIEW

The community has reviewed the proposal in public meetings. The development team has also held numerous other meetings with interested community members. The developer has obtained community support for the proposed project from the East Boston Planning and Zoning Committee and residents from the adjacent elderly developments. Enclosed are letters of support.

RECOMMENDATION

It is, therefore, recommended the BRA grant Final Designation to Lewis Mall Apartments, Inc. as the redeveloper of Parcel 2A for the purpose of developing affordable elderly housing consisting of 47 units under HUD's Section 202 Program.

An appropriate vote follows:

VOTED That the BRA hereby adopts the Resolution of the Boston Redevelopment Authority re: Final Designation of Redeveloper of Parcel 2A, bounded by Lewis Mall, Sumner Street, Bremen Street and Heritage Apartments.

PASSED 5-0

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
June 23, 1994
RE: FINAL DESIGNATION OF REDEVELOPER OF
DISPOSITION PARCEL 2A: LEWIS MALL, SUMNER STREET,
BREMEN STREET AND HERITAGE APARTMENTS

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Sumner Street Neighborhood for the Sumner Street Neighborhood Development Project Program No. Mass. A-3 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Lewis Mall Apartments, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 2A in the Sumner Street Neighborhood Development Project Program No. Mass. A-3; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Lewis Mall Apartments, Inc. be, and hereby is finally designated as Redeveloper of Disposition Parcel 2A in the Sumner Street Neighborhood Development Project Program No. Mass. A-3 subject to:

   a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development; and

   b. Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended; and

2. That it is hereby determined that Lewis Mall Apartments, Inc. possesses the qualifications to develop land in accordance with the Urban Renewal Plan and the Project Area.

3. That disposal of Parcel 2A by negotiation is the appropriate method of making the land available for redevelopment.

4. The land disposition price is $75,000 to be paid at closing.

5. That the Final Working Drawings and Specifications submitted by Lewis Mall Apartments Inc. for the development of Parcel 2A conforming all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be an hereby are approved.

6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

7. That the final designation will remain in effect for twelve (12) months and if Lewis Mall Apartment, Inc. has not started construction the designation will be considered automatically rescinded without further action required by the Authority.

8. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 2A to Lewis Mall Apartments, Inc., said documents to be in the Authority's usual form.

9. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

EAST BOSTON PLANNING & ZONING ADVISORY COMMITTEE

P.O. BOX 41, EAST BOSTON, MA. 02128-0041

MEMBERS

James Aiosi
Dominic Amara
Larry Braman
Sonny Buttigian
Al Caldarelli
Tony Cannata
Ron Catena
Sonny DePaulo
Bruce DiCristo
Bill Gillis
Albert Mangini
Rev. Bernard McLaughlin
John McCarthy
Angelo Musto
Pete Pasacino
Lue Saraceni
Dinnie St. Cyr
Larry Smith
Fred Stefano
Maria Torres

August 14, 1992

Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Gentlemen:

The East Boston PZAC has met with the East Boston CDC and the East Boston Neighborhood Health Center.

The East Boston PZAC reviewed their proposal for the development of 47 units of elderly housing on Sumner Street in the Maverick Square Area of East Boston.

The East Boston PZAC voted unanimously to approve this project.

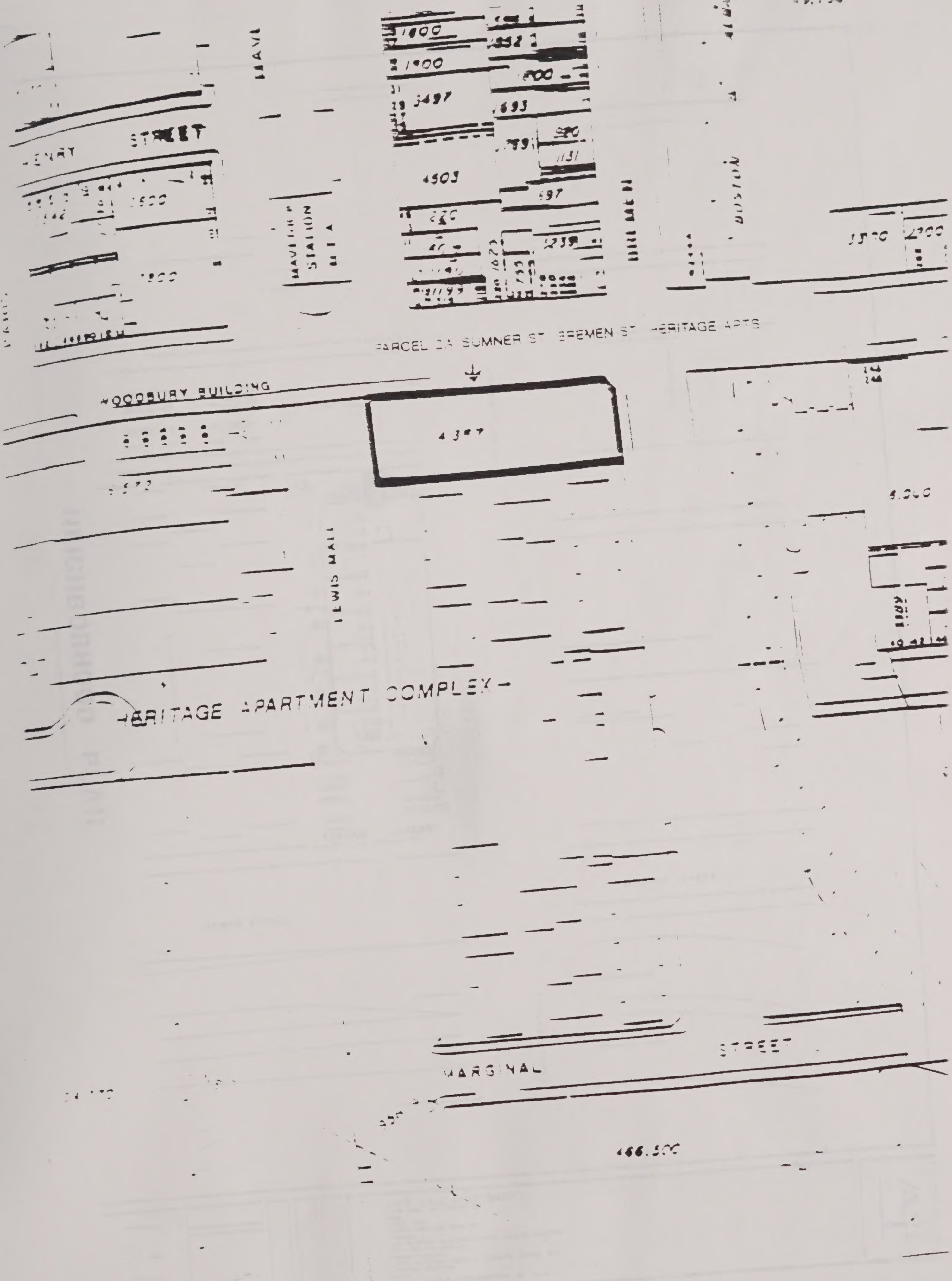
Very truly yours,

Ronald A. Catena
Chair, East Boston PZAC

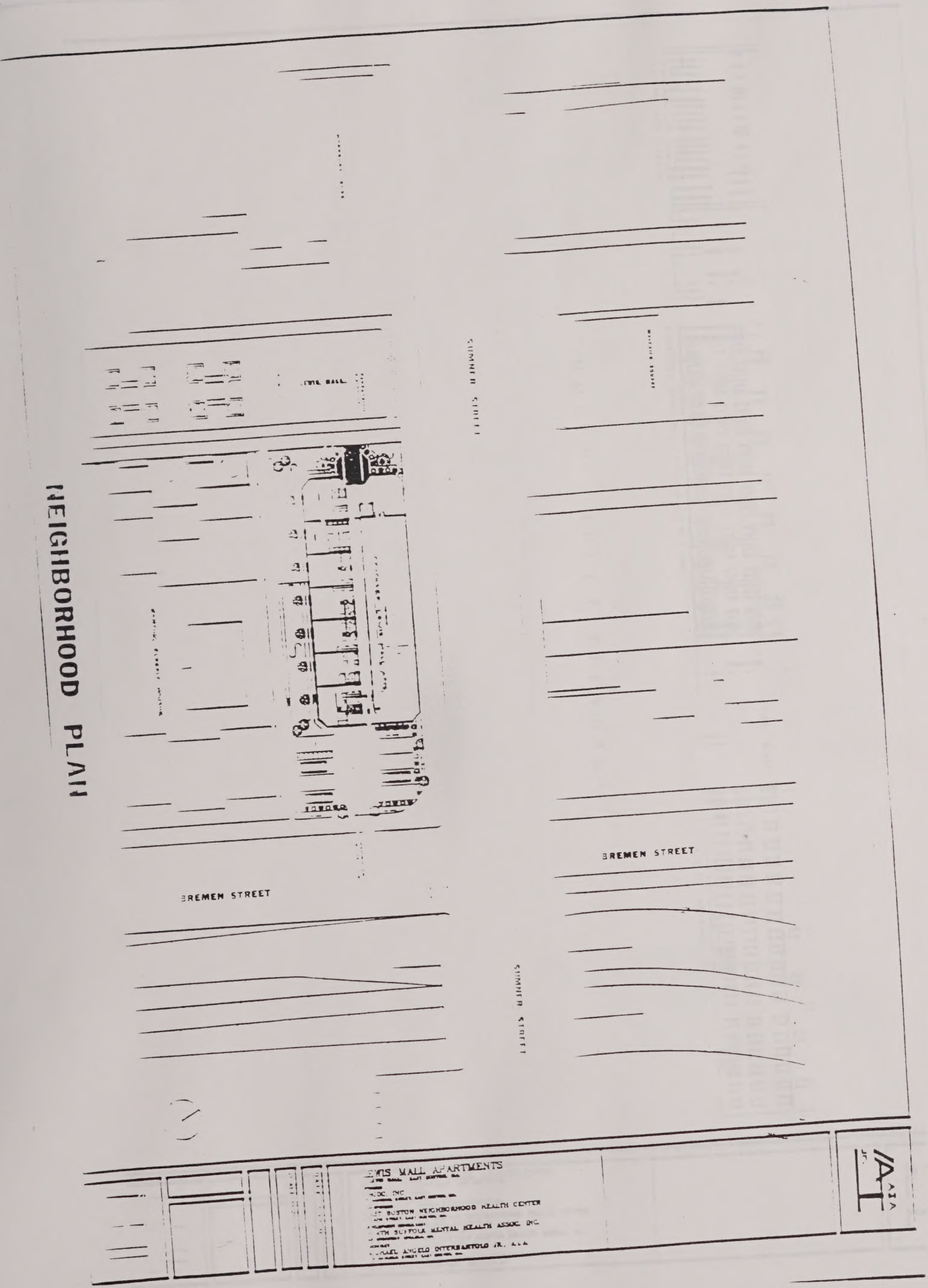
hd/

WE, THE RESIDENTS of the Woodbury Building at Lewis Mall and Sumner St. support the development of elderly units and the eldery programs proposed by the East Boston Community Development Corporation and the East Boston Neighborhood Health Center. We believe that the development of this lot for the elderly and for elderly programs will be a great improvement to our neighborhood.

Name	Address
Margaret M. Smith	191 Sumner St. East Boston
Louis Carlucci	191 Sumner St. E.B.
Rose Price	191 Sumner St. E.B.
Josephine Fox	195 Sumner St. E.B.
Brian F. Braga	195 Sumner St.
Michael R. Bastiano	197 Sumner St. E.B.
Rose Mecana	3 Lewis Mall E.B.
Elva Mason	3 Lewis Mall E.B.
Anita D'Amico	3 Lewis Mall E.B.
Margaret Previra	7 Lewis Mall E.B.
Elvira M. Costantino	7 - LEWIS MALL
Fiore Mattola	3 Lewis Mall EB
Stella M. Brems	197 Sumner St E.B.
Edith Doucette	193 Sumner St. E.B.
Albert Amico	193 Sumner St. E.B.



STREET
PARCEL 2A SUMNER ST BREMEN ST HERITAGE APTS
WOODBURY BUILDING
LEWIS MALL
HERITAGE APARTMENT COMPLEX
MARGINAL
STREET


NEIGHBORHOOD PLAN
BREMEN STREET
SUMNER STREET
BREMEN STREET
SUMNER STREET
EWIS MALL APARTMENTS
ST BOSTON NEIGHBORHOOD HEALTH CENTER
TH SUFFOLK MENTAL HEALTH ASSOC. INC.
AIA

SUMMER STREET ELEVATION

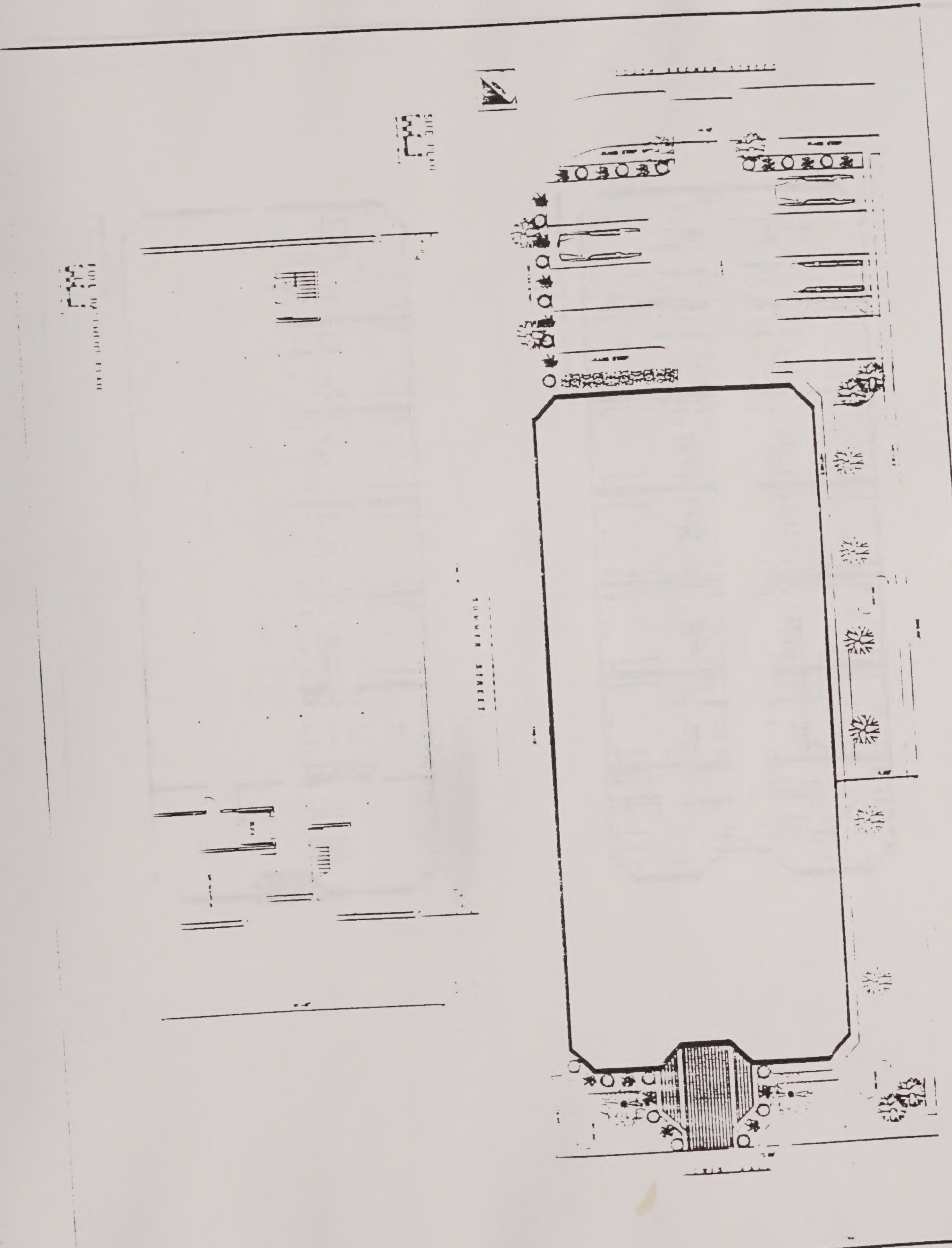
EWIS MALL APARTMENTS

CDC, INC.

AST BOSTON NEIGHBORHOOD HEALTH CENTER

RTH SUFFOLK MENTAL HEALTH ASSOC. INC.

CHAEL ANGELO INTERRANTOLO JR., AIA



EWIS MALL APARTMENTS

CDC, INC

T BOSTON NEIGHBORHOOD HEALTH CENTER

TH SUFFOLK MENTAL HEALTH ASSOC. INC

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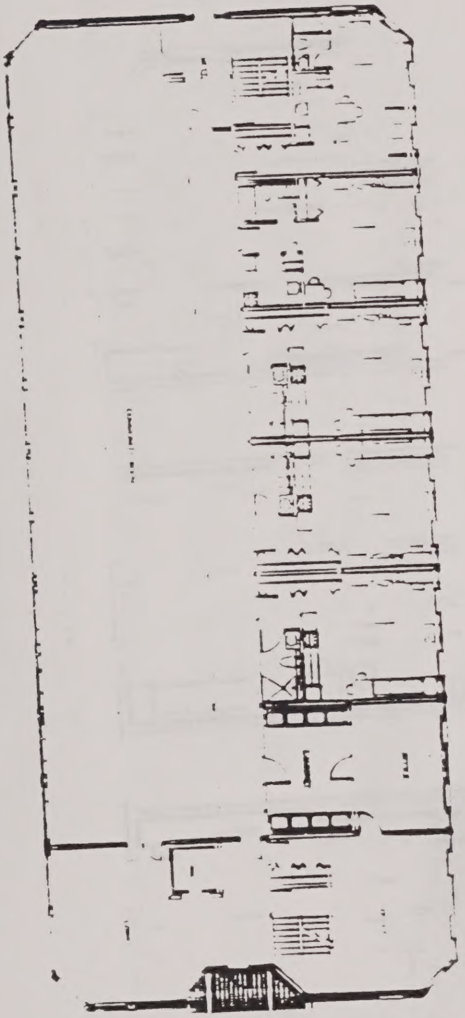
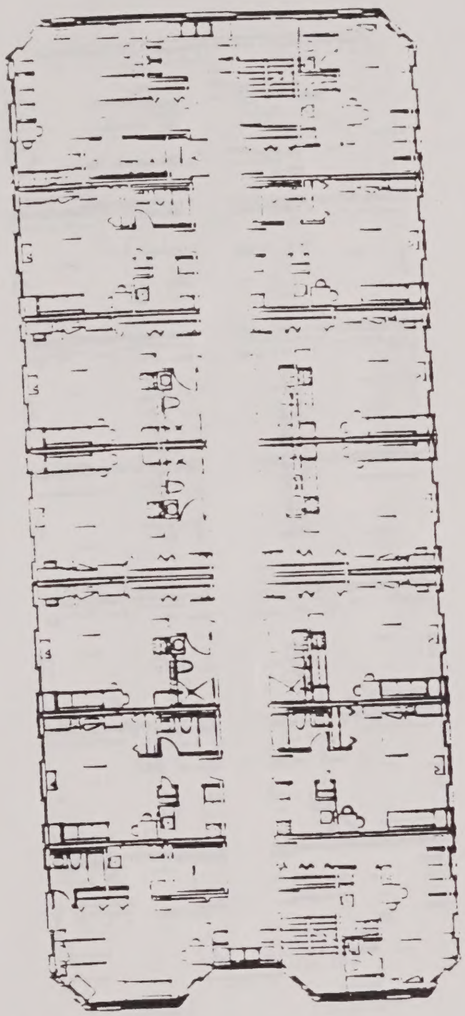




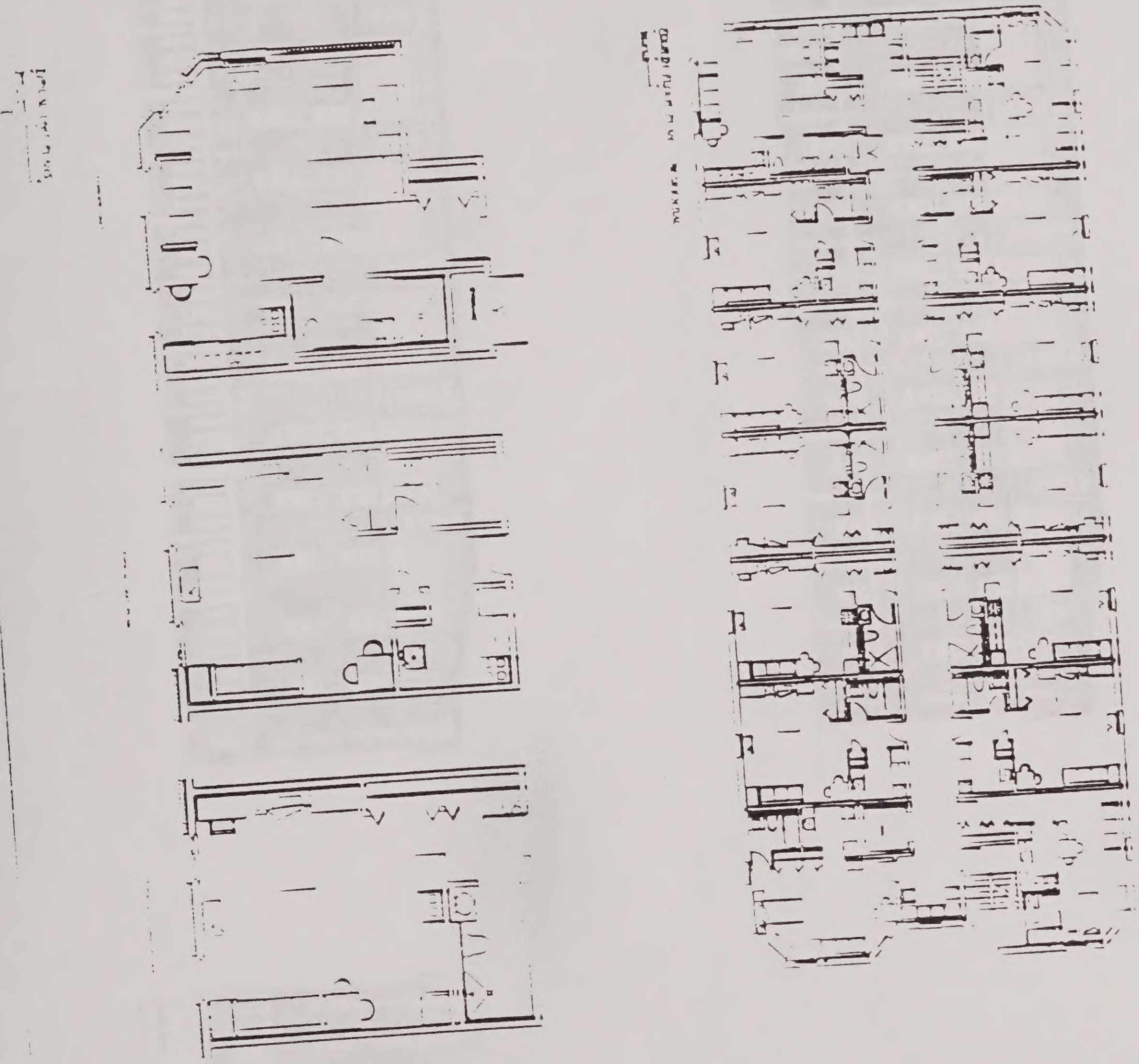
LEWIS MALL APARTMENTS

ECDC, INC.

EAST BOSTON NEIGHBORHOOD HEALTH CENTER

NORTH SUFFOLK MENTAL HEALTH ASSOC. INC.

RAPHAEL ANGELO INTERBARTOLO JR. A.I.A.



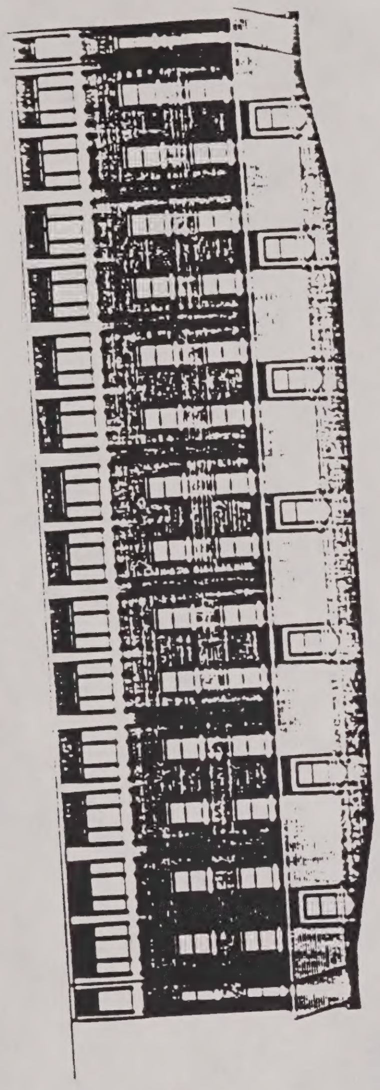
EWIS MALL APARTMENTS

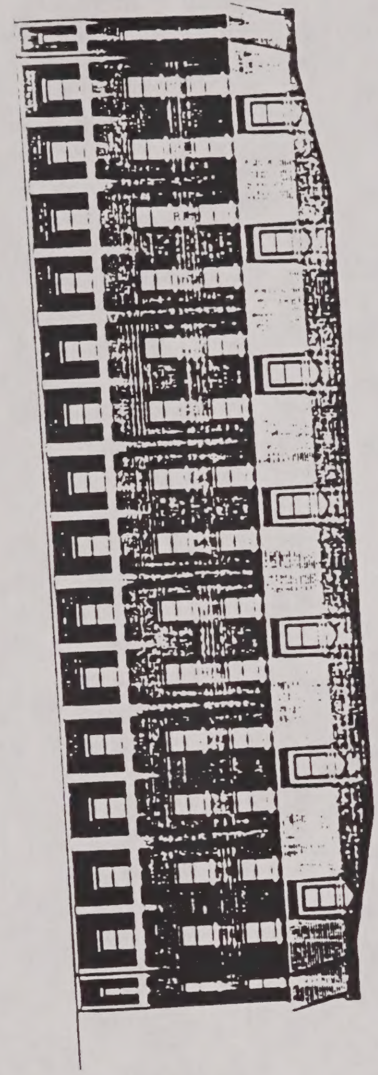
X.DC. INC.

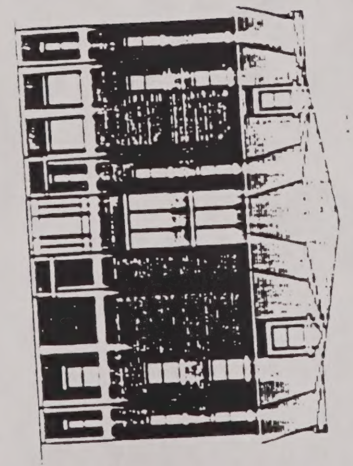
AST BOSTON NEIGHBORHOOD HEALTH CENTER

OUTH SUFFOLK MENTAL HEALTH ASSOC. INC.

AHAEL ANGELO INTERBARTOLO JR. A.I.A.







EWIS MALL APARTMENTS

SSOC. INC.

AST BOSTON NEIGHBORHOOD HEALTH CENTER

TH SUFFOLK MENTAL HEALTH ASSOC. INC.

HAEL ANGELO INTERBARTOLO JR. A.I.A.